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This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 10152 PG 685

WARRANTY DEED

ADDRESS NEW OWNER:
David Lunn Miller
48 Nickleby Down
Brentwood, TN 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chase Manhattan Mortgage Corporation
P. O. Box 11740
Monroe, LA 71211-1740

MAP AND PARCEL:

MAP	171-1
GROUP	A
PARCEL	55.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Paul Anthony Lopes, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto David Lunn Miller, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Revised Plan of Copperfield of record in Book 6900, pages 555 thru 559, said Register's Office.

Being the same property conveyed to Paul Anthony Lopes by deed from Advantage Builders, Inc. of record in Book 8751, page 749, Register's Office for Davidson County, Tennessee.

This is improved property known as 48 Nickleby Down, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Lunn Miller, unmarried, his heirs and assigns, forever; and I, Paul Anthony Lopes, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 26th day of July, 1996.

Paul Anthony Lopes

Paul Anthony Lopes

96 AUG -9 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02 13287
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul Anthony Lopes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of July, 1996.



NOTARY PUBLIC

My Commission Expires: January 4, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 215,000.00.

AFFIANT

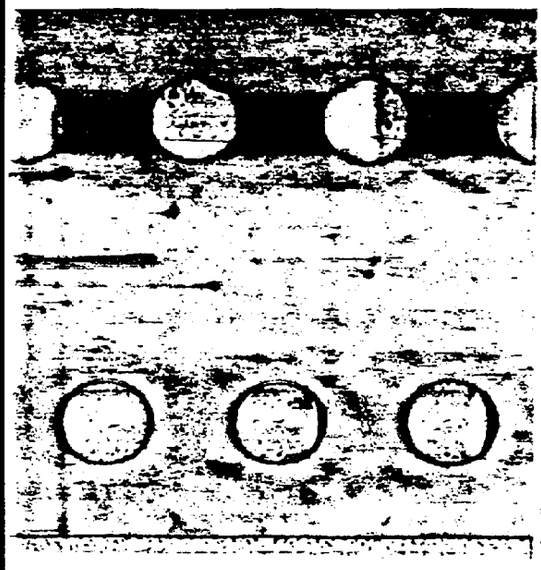
Subscribed and sworn to before me this 26th day of July, 1996.

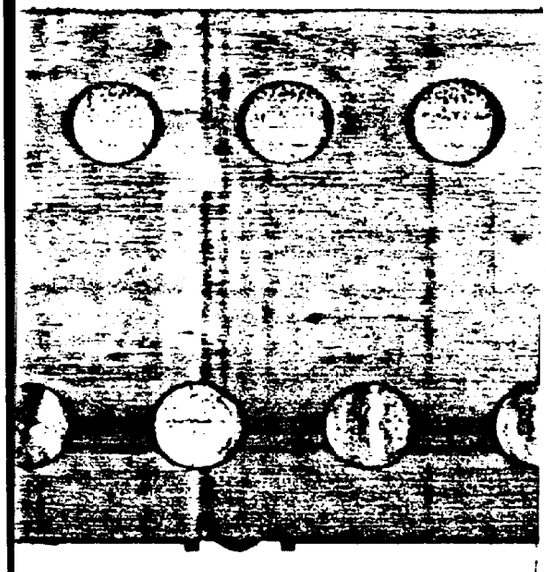
NOTARY PUBLIC

My Commission Expires: January 4, 1997



5677 08/09 0101 03CHECK 804.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10152 PG 687

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 215000.00
				CON TX 795.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 804.50
				CHECK 804.50
08/09/96	01			14:54 0001 5677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0213287
IDENTIF. ↑ REFERENCE

96 AUG -9 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1018274